

043.A

0005

0015.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
401,300 / 401,300
401,300 / 401,300
401,300 / 401,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65-67		WEBSTER ST, ARLINGTON

OWNERSHIP	Unit #:	1
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Owner 1: FLYNN JOHN J

Owner 2:

Owner 3:

Street 1: 65 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FLYNN JOHN J -

Owner 2: -

Street 1: 65-67 WEBSTER ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Asbestos Exterior and 946 Square Feet, with 3 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7940										G9						

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	401,300			401,300		290342
							GIS Ref
							GIS Ref
							Insp Date
							06/14/18

PREVIOUS ASSESSMENT								Parcel ID	043.A-0005-0015.1		!15526!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	401,300	0	.	.	401,300	Year end	12/23/2021			
2021	102	FV	390,000	0	.	.	390,000	Year End Roll	12/10/2020			
2020	102	FV	384,300	0	.	.	384,300	384,300 Year End Roll	12/18/2019			
2019	102	FV	395,700	0	.	.	395,700	395,700 Year End Roll	1/3/2019			
2018	102	FV	350,600	0	.	.	350,600	350,600 Year End Roll	12/20/2017			
2017	102	FV	320,100	0	.	.	320,100	320,100 Year End Roll	1/3/2017			
2016	102	FV	320,100	0	.	.	320,100	320,100 Year End	1/4/2016			
2015	102	FV	296,200	0	.	.	296,200	296,200 Year End Roll	12/11/2014			

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
FLYNN JOHN J/ET	70384-80		12/14/2017	Estate/Div	326,666	No	No			15526
FLYNN JOAN I LI	70384-77		12/14/2017	Convenience	99	No	No	Joan Iris Parker Flynn d.o.d. 6/2017.		
FLYNN DONALD M	65321-507		5/5/2015	Convenience	99	No	No	Donald Flynn d.o.d. 5/31/2014.		
FLYNN DONALD M	49307-284		4/18/2007	Family	No	No	No	M DEED		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2019									10/11/2019	Mail Update	MM	Mary M
6/14/2018									6/14/2018	Measured	DGM	D Mann
2/4/2008									2/4/2008	External Ins	BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CND

Total:

Spl Credit

Total:

2023



Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			PDAS.														
Sty Ht: 1 - 1 Story				A Bath:	Rating:																	
(Liv) Units: 3	Total: 3			3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 5 - Asbestos				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 2 - Hip				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1														
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Frl:	Rating:			Other														
GENERAL INFORMATION				WSFlue:	Rating:			Upper														
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2														
Year Blt: 1923	Eff Yr Blt:			Location:				Lvl 1														
Alt LUC:		Alt %:		Total Units:				Lower														
Jurisdict: G9		Fact: .		Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB										
Const Mod:				% Own: 48.00000000				REMODELING				RES BREAKDOWN										
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL										
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	5	2											
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Additions:														
Prim Int Wal: 2 - Plaster				Functional:		%		Kitchen:														
Sec Int Wall:		%		Economic:		%		Baths:														
Partition: T - Typical				Special:		%		Plumbing:														
Prim Floors: 4 - Carpet				Override:		%		Electric:														
Sec Floors:		%		Total:	18.6 %			Heating:														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	5	2											
Subfloor:				COMPARABLE SALES																		
Bsmnt Gar:				Basic \$ / SQ: 305.00				Rate	Parcel ID	Typ	Date	Sale Price										
Electric: 3 - Typical				Size Adj.: 1.35000002																		
Insulation: 2 - Typical				Const Adj.: 0.94040596																		
Int vs Ext: S				Adj \$ / SQ: 387.212																		
Heat Fuel: 1 - Oil				Other Features: 60500																		
Heat Type: 3 - Forced H/W				Grade Factor: 1.10																		
# Heat Sys: 1				NBHD Inf: 1.04999995																		
% Heated: 100		% AC:		NBHD Mod:																		
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00																		
% Com Wal	% Sprinkled			Adj Total: 492957					Juris. Factor: 1.00		Before Depr: 447.23											
				Depreciation: 91690					Special Features: 0		Val/Su Net: 424.21											
				Deprecated Total: 401267					Final Total: 401300		Val/Su SzAd: 424.21											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 043.A-0005-0015.1												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N					Total Yard Items:				Total Special Features:						Total:							
AssessPro Patriot Properties, Inc																						
																						